

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
August 5, 2015**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 7:34 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Cindy Recker	-Present
Bernita Berger, Secretary	-Present	Meredith Voegerl	-Present
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Present	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the July 1, 2015 regular meeting were reviewed. Secretary Berger made a motion to approve the minutes as mailed. Nick Brames seconded it. Motion carried 11-0.

STATEMENT

President Lorey read the following statement. "We are now ready to being the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

Petition of Cash Waggner Enterprise, LLC and 3 PEPLS Properties, LLC for primary and secondary approval of a proposed plat, Cash Waggner Campus, A Re-Plat of Lots 36, 37, and 38 in Maurice de St. Palais' Third Addition, recorded in Plat Book 2, Page 50, in the Office of the Recorder of Dubois County and Lots 10, 11, 12, 13, 14, and 15 in Flick & Schneider's Subdivision, recorded in Plat Book 3, Page 120 in the Office of the Recorder of Dubois County and all proposed necessary improvements thereof

Nathan Waggner, co-owner of Cash Waggner & Associates, was present to request primary and secondary approval of a Replat of Lots 36, 37, and 38 in Maurice de St. Palais'

Third Addition and Lots 10, 11, 12, 13, 14, and 15 in Flick & Schneider's Subdivision. The property is located at 402 E. Vine Street. Cash Waggner Enterprise, LLC and 3 PEPLS Properties, LLC intend to replat the two subdivisions into one, Cash Waggner Campus, consisting of three lots. Plans are to transform part of the property, site of the former JOFCO building, into 60-70 two-and-three-bedroom apartments. The project will be constructed by The Miller-Valentine Group, of Cincinnati, Ohio.

The public hearing was tabled last month due to a conflict between Cash Waggner and Burkhardt & Schroeder Investments, LLC. Stac Material Handling and Stac Industrial are housed in the building owned by the company and use the northeast corner of 13th & Dewey Streets for large tractor trailers to turn and enter Stac's loading dock. Burkhardt & Schroeder Investments were concerned about the parking and access along the street after the apartments are built. Attorney Kabrick told the board she received confirmation from the objecting party's counsel that the issue between the two parties has been resolved.

There were no changes to the plat since last month's presentation. Kevin Manley made a motion to close the public hearing. Cindy Recker seconded it. Motion carried 11-0.

Pat Lottes made a motion to grant primary approval of the proposed replat as presented. It was seconded by Meredith Voegerl. Motion carried 11-0.

Kevin Manley made a motion to grant secondary approval of the proposed replat as presented. It was seconded by Pat Lottes. Motion carried 11-0.

Petition of KAKB, LLC (as developer) and Buschkoetter Land Trust (as owner) for primary approval of a proposed plat, Evans Brook Estates II, a subdivision in the City of Jasper, Dubois County, Indiana, and all necessary street and sewer profiles thereof

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of KAKB, LLC, to request primary approval of a 10-lot subdivision, Evans Brook Estates II. The proposed property is located on the west side of Kluemper Road, just south of Deer Creek Park Subdivision. Mr. Eckerle presented a layout showing Evans Lane extending to the west with a dead end and Sunshine extended south to Fifth Street.

A modification would include narrowing the street to match the street section to the south on Fifth Street. Mr. Eckerle mentioned the possibility of a modification for a cul-de-sac in the next phase; however, it is subject to change. Mr. Eckerle also mentioned that he will be seeking approval from the Board of Public Works and Safety to allow v-back curbs as it was approved for Evans Brook Estates.

There were no remonstrators present. Following some discussion regarding the drainage plan, Kevin Manley made a motion to grant primary approval of Evans Brook Estates II, seconded by Vice President Jim Schroeder. Motion carried 11-0.

Robert and Lillian Murry – modification request

Surveyor Dave Mills appeared before the board on behalf of Robert and Lillian Murry to request permission to divide the 3.4-acre property the Murrys own into two lots. The property is located at 1822 N. County Road 500W, directly across from Arrowhead Ridge Estates and north of Irish Acres. It is stated in the City's Subdivision Control Ordinance that a division of a parcel of land involving no more than four lots does not need to go through the platting process if it is situated along an existing public street and does not involve the opening, widening or extension of any street or road.

Following some discussion, Pat Lottes made a motion to grant an acceptable modification to divide the property located at 1822 N. County Road 500W into two lots. Cindy Recker seconded it. Motion carried 11-0.

Update on Unified Development Code

Community Development & Planning Director Darla Blazey shared with the board that a final draft of the UDO has been sent to the steering committee, Plan Commission, Board of Zoning Appeals and Council members. Ms. Blazey reminded everyone that there are also copies of the draft in the Planning Department for anyone to sign out, mark up any changes and/or make notes of any concerns.

ADJOURNMENT

With no further discussion, Secretary Berger made a motion to adjourn the meeting, seconded by Dan Buck. Motion carried 11-0, and the meeting was adjourned at 8:10 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister